

TRANSFER
TAX
PAID

42-37

WARRANTY DEED

030596

MARY W. DRUMMOND of Waterville, County of Kennebec and State of Maine for consideration paid, grants to KAREN A. NAWFEL of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set in the ground in the north line of Eaton Drive, so-called, which iron pin marks the southwest corner of Lot 65 on a plan entitled "A portion of Cherry Hill Development" made by Ralph G. Knowlton, C.E., dated September 3, 1959, duly recorded; thence westerly in the north line of Eaton Drive about one hundred (100) feet to an iron pin; thence northerly and at right angles to said Eaton Drive about two hundred thirty (230) feet to an iron pin driven in the ground in the north line of the entire tract of the late Harvey D. Eaton; thence easterly in the north line of the tract about one hundred (100) feet to an iron pin marking the northwest corner of Lot 65; thence southerly in the west line of Lot 65 to the point of beginning. Being Lot 64 according to the plan above referred to.

EXCEPTING AND RESERVING FROM THE ABOVE DESCRIBED PARCEL, however, the following:

A certain lot or parcel of land situated in Waterville, Kennebec County, Maine described as follows:

Beginning at an iron pin set on the southerly line of land of the Sterns heirs at the northwesterly corner of land of above described lot, said iron pin is also the northeasterly corner of land now or formerly of Robert C. Ferris and Mary Beth Ferris; thence S 38° 41' 28" E along the westerly line of the above described lot a distance of 70.00' to an iron pin set on said line; thence N 50° 13' 42" E a distance of 10.00' to an iron pin; thence N 38° 41' 28" W a distance of 70.00' to an iron pin set on the said southerly line of the Sterns Heirs land; thence S 50° 13' 42" W along said Sterns Heirs southerly line a distance of 10.00' to an iron pin at the point of beginning. This parcel of land was conveyed by Raymond R. Parent and Therese S. Parent to Robert C. Ferris and Mary Beth Ferris by deed dated October 27, 1986 recorded in the Kennebec Registry in Book 3053, Page 316, to which reference is hereby made.

Also conveying hereby another certain lot or parcel of land located in Waterville, Kennebec County, Maine, described as follows:

Beginning at an iron pin set on the northerly line of Eaton Drive at the southeasterly corner of Lot No. 63 as shown on a plan entitled "Cherry Hill Development" dated 8/29/50, by Harry E. Green, as recorded in Plan Book 17, Pages 34 & 35 in the Kennebec County Registry of Deeds, now or formerly owned by Robert C. and Mary Beth Ferris, said iron pin is also the southwesterly corner of the land in the first described parcel above; thence N 38° 41' 28" W along the easterly line of said Ferris land a distance of 132.95' to an iron pin on said line; thence S 50° 13' 42" W a distance of 6.52' to an iron pin; thence S 38° 41' 26" E a distance of 132.87' to an iron pin set on said northerly street line; thence N 50° 57' 05" E

along the said northerly line of Eaton Drive a distance of 6.52' to an iron pin at the point of beginning. The above described parcel of land contains 866.41 square feet, more or less.

Being the same premises conveyed to Frederick M. Drummond and Mary W. Drummond by warranty deed from Raymond R. Parent and Therese S. Parent, dated December 18, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3085, Page 42. The said Frederick M. Drummond died leaving Mary W. Drummond as surviving joint tenant.

WITNESS my hand and seal this 21st day of November, 1994.

[Signature]
WITNESS

X [Signature]
MARY W. DRUMMOND

THE STATE OF MAINE
Kennebec, ss.

November 21, 1994

Then personally appeared the above named MARY W. DRUMMOND and acknowledged the foregoing instrument to be her free act and deed.

Before me, [Signature]
Notary Public

94J03-nawf-wd

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000

RECEIVED KENNEBEC SS.

94 NOV 23 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS



42-37